

**Annual Urban Renewal Report, Fiscal Year 2015 - 2016**

**Levy Authority Summary**

Local Government Name: SPENCER  
 Local Government Number: 21G180

<b>Active Urban Renewal Areas</b>	<b>U.R. #</b>	<b># of Tif Taxing Districts</b>
SPENCER CONS URBAN RENEWAL	21003	12
SPENCER FAIRVIEW URBAN RENEWAL	21007	1
SPENCER DEERFIELD PARK #8 URBAN RENEWAL	21010	2
SPENCER E 4TH ST #9 URBAN RENEWAL	21011	1

**TIF Debt Outstanding: 6,676,237**

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:</b>	<b>146,159</b>	<b>0</b>	<b>Amount of 07-01-2015 Cash Balance Restricted for LMI</b>
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TIF Revenue:	687,244
TIF Sp. Revenue Fund Interest:	3,083
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>690,327</b>

Rebate Expenditures:	216,063
Non-Rebate Expenditures:	376,728
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>592,791</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:</b>	<b>243,695</b>	<b>0</b>	<b>Amount of 06-30-2016 Cash Balance Restricted for LMI</b>
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**Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 5,839,751**

**Urban Renewal Area Data Collection**

Local Government Name: SPENCER (21G180)  
 Urban Renewal Area: SPENCER CONS URBAN RENEWAL  
 UR Area Number: 21003

UR Area Creation Date: 12/1989

The purpose of the district is for economic development. For more details, please refer to the attached plan document above.

UR Area Purpose:

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
SPENCER CITY/SPENCER SCH/UR #1 CONS TIF INCR	21073	21080	9,351,897
SPENCER CITY/SPENCER SCH/SSMID1/UR #1 CONS TIF INCR	21074	21081	0
SPENCER CITY/SPENCER SCH/SSMID2/UR #1 CONS TIF INCR	21075	21082	0
SPENCER CITY AG/SPENCER SCH/UR#1 CONS TIF INCR	21076	21083	0
SPENCER CITY/SPENCER SCH/S UR #1 CONS TIF INCR	21089	21090	10,550,963
SPENCER CITY AG/SPENCER SCH/S UR #1 CONS TIF INCR	21091	21092	0
SPENCER CITY/SPENCER SCH/N CEN BUS UR #7 CONS TIF INCR	21097	21098	0
SPENCER CITY/SPENCER SCH/SSMID2/UR#7 CONS TIF INCR	21099	21100	1,993,042
SPENCER CITY/SPENCER SCH/S UR #1 CONS TIF INCR/AMENDMENT	21128	21129	0
SPENCER INC/SPENCER COMM/CONS UR #7 TIF INCREM	21132	21133	0
SPENCER AG/SPENCER COMM/UR#1 CONS 2014 ADDN TIF INCREM	21134	21135	0
SPENCER INC/SPENCER COMM/UR1 TIF3 CONS INCREM	21136	21137	0

**Urban Renewal Area Value by Class - 1/1/2014 for FY 2016**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	3,136,450	43,788,900	133,886,630	22,701,260	0	-155,568	203,357,672	0	203,357,672
Taxable	1,402,059	24,405,099	120,497,967	20,431,134	0	-155,568	166,580,691	0	166,580,691
Homestead Credits									310

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:** **140,340** **0** **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue: 632,238  
 TIF Sp. Revenue Fund Interest: 2,837  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 635,075**

Rebate Expenditures: 216,063  
 Non-Rebate Expenditures: 321,187  
 Returned to County Treasurer: 0  
**Total Expenditures: 537,250**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:** **238,165** **0** **Amount of 06-30-2016 Cash Balance Restricted for LMI**

## Projects For SPENCER CONS URBAN RENEWAL

### Spencer Avionics

Description:	Payments to Spencer Avionics for business location
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

### Pioneer Hi Bred Warehouse

Description:	Payments to Pioneer Hi Bred for business location
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

### Shine Brothers - Shredder

Description:	Payments to Shine Brothers for business expansion
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

### Jacobson Homes Corp

Description:	Payments to Jacobson Homes for business location
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

### Shine Brothers - R&D Complex

Description:	Payments to Shine Brothers for business expansion
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

### TJN Enterprises

Description:	Payments to TJN Enterprises for business location
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

### D&T Office, LLC

Description:	Payments to D&T Office for business expansion
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

## Urban Renewal Amendments

Description:	Urban Renewal Updates, Development Agreement assistance
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

## Shine Brothers-Metal Recycling

Description:	Payments to Shine Brothers for business expansion
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

## Merrill Comany

Description:	Payments to Merrill Comany for business expansion
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	No
Payments Complete:	No

## QRS

Description:	Payments to QRS for business expansion
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	No
Payments Complete:	No

## Spencer Ag Center

Description:	Payments to Spencer Ag for business expansion
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	No
Payments Complete:	No

## Muller Revocable Trust - White Drug

Description:	Payments to Muller Trust for business expansion
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

## 2006 Hwy 71 Improvements

Description:	Improvements to Hwy 71 near Menards
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## Muller Commons

Description:	Rebate Payment for Improvements
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Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

## **GIC Infrastructure**

Description:	Improvements in the Green Industrial Center
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## **Clay County Lodging**

Description:	Rebate Payment for Improvements
Classification:	Commercial - hotels and conference centers
Physically Complete:	Yes
Payments Complete:	No

## **Dollar Tree**

Description:	Rebate Payments for Improvements
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

## **Hy-Vee Project**

Description:	Street improvements around new Hy-Vee store
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## **Bond Registrar Fees**

Description:	Bond Fees
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For SPENCER CONS URBAN RENEWAL

### Shine Brothers - Shredder

Debt/Obligation Type:	Rebates
Principal:	169,241
Interest:	0
Total:	169,241
Annual Appropriation?:	No
Date Incurred:	02/05/2007
FY of Last Payment:	2019

### Spencer Avionics

Debt/Obligation Type:	Rebates
Principal:	6,452
Interest:	0
Total:	6,452
Annual Appropriation?:	No
Date Incurred:	04/21/2008
FY of Last Payment:	2020

### Pioneer Hi Bred

Debt/Obligation Type:	Rebates
Principal:	1,587,776
Interest:	0
Total:	1,587,776
Annual Appropriation?:	No
Date Incurred:	04/30/2012
FY of Last Payment:	2024

### Jacobson Homes Corp

Debt/Obligation Type:	Rebates
Principal:	97,782
Interest:	0
Total:	97,782
Annual Appropriation?:	No
Date Incurred:	10/05/2009
FY of Last Payment:	2019

### D&T Office, LLC

Debt/Obligation Type:	Rebates
Principal:	160,000
Interest:	0
Total:	160,000
Annual Appropriation?:	Yes
Date Incurred:	12/16/2013
FY of Last Payment:	2026

## Shine Brothers - R&D Complex

Debt/Obligation Type:	Rebates
Principal:	330,000
Interest:	0
Total:	330,000
Annual Appropriation?:	Yes
Date Incurred:	12/16/2013
FY of Last Payment:	2026

## TJN Enterprises

Debt/Obligation Type:	Rebates
Principal:	990,000
Interest:	0
Total:	990,000
Annual Appropriation?:	Yes
Date Incurred:	12/16/2013
FY of Last Payment:	2026

## Dorsey & Whitney Law

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/30/2015
FY of Last Payment:	2015

## Muller Commons

Debt/Obligation Type:	Rebates
Principal:	339,594
Interest:	0
Total:	339,594
Annual Appropriation?:	No
Date Incurred:	12/05/2011
FY of Last Payment:	2019

## 2013 Refunding Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	505,000
Interest:	7,600
Total:	512,600
Annual Appropriation?:	No
Date Incurred:	05/22/2013
FY of Last Payment:	2017

## Capital Imp. Reserve

Debt/Obligation Type:	Internal Loans
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Principal:	434,499
Interest:	0
Total:	434,499
Annual Appropriation?:	No
Date Incurred:	05/29/2012
FY of Last Payment:	2024

### **Clay County Lodging**

Debt/Obligation Type:	Rebates
Principal:	1,350,000
Interest:	0
Total:	1,350,000
Annual Appropriation?:	Yes
Date Incurred:	09/15/2014
FY of Last Payment:	2027

### **Dollar Tree**

Debt/Obligation Type:	Rebates
Principal:	220,000
Interest:	0
Total:	220,000
Annual Appropriation?:	Yes
Date Incurred:	05/04/2015
FY of Last Payment:	2026

### **2013 Refunding - Hy Vee**

Debt/Obligation Type:	Internal Loans
Principal:	170,000
Interest:	17,250
Total:	187,250
Annual Appropriation?:	No
Date Incurred:	04/15/2013
FY of Last Payment:	2018

### **Bankers Trust**

Debt/Obligation Type:	Other Debt
Principal:	1,500
Interest:	0
Total:	1,500
Annual Appropriation?:	No
Date Incurred:	05/22/2013
FY of Last Payment:	2017

## Non-Rebates For SPENCER CONS URBAN RENEWAL

TIF Expenditure Amount:	1,887
Tied To Debt:	Dorsey & Whitney Law
Tied To Project:	Urban Renewal Amendments

TIF Expenditure Amount:	255,050
Tied To Debt:	2013 Refunding Bonds
Tied To Project:	2006 Hwy 71 Improvements

TIF Expenditure Amount:	0
Tied To Debt:	Capital Imp. Reserve
Tied To Project:	GIC Infrastructure

TIF Expenditure Amount:	63,500
Tied To Debt:	2013 Refunding - Hy Vee
Tied To Project:	Hy-Vee Project

TIF Expenditure Amount:	750
Tied To Debt:	Bankers Trust
Tied To Project:	Bond Registrar Fees

## Rebates For SPENCER CONS URBAN RENEWAL

### 24 W Park Street

TIF Expenditure Amount: 14,650  
 Rebate Paid To: Jacobson Home Corp  
 Tied To Debt: Jacobson Homes Corp  
 Tied To Project: Jacobson Homes Corp  
 Projected Final FY of Rebate: 2019

### 225 10th Ave SE

TIF Expenditure Amount: 23,041  
 Rebate Paid To: Shine Brothers  
 Tied To Debt: Shine Brothers - Shredder  
 Tied To Project: Shine Brothers - Shredder  
 Projected Final FY of Rebate: 2019

### 1979 330th Street

TIF Expenditure Amount: 6,452  
 Rebate Paid To: Spencer Avionics  
 Tied To Debt: Spencer Avionics  
 Tied To Project: Spencer Avionics  
 Projected Final FY of Rebate: 2020

### 2101 E 8th Street

TIF Expenditure Amount: 157,245  
 Rebate Paid To: Pioneer Hi-Bred  
 Tied To Debt: Pioneer Hi Bred  
 Tied To Project: Pioneer Hi Bred Warehouse  
 Projected Final FY of Rebate: 2024

### 1019 S Grand Ave

TIF Expenditure Amount: 12,212  
 Rebate Paid To: William J Muller Revocable Trust  
 Tied To Debt: Muller Commons  
 Tied To Project: Muller Commons  
 Projected Final FY of Rebate: 2019

### 220 10th Ave SE

TIF Expenditure Amount: 2,463  
 Rebate Paid To: Shine Brothers  
 Tied To Debt: Shine Brothers - R&D Complex  
 Tied To Project: Shine Brothers - R&D Complex  
 Projected Final FY of Rebate: 2026

**TIF Taxing District Data Collection**

Local Government Name: SPENCER (21G180)  
 Urban Renewal Area: SPENCER CONS URBAN RENEWAL (21003)  
 TIF Taxing District Name: SPENCER CITY/SPENCER SCH/UR #1 CONS TIF INCR  
 TIF Taxing District Inc. Number: 21080

TIF Taxing District Base Year:	1994	<b>UR Designation</b>	
FY TIF Revenue First Received:	1992	Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	12/1989

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	24,124,340	57,136,200	21,380,630	0	-66,672	102,574,498	0	102,574,498
Taxable	0	13,445,344	51,422,580	19,242,567	0	-66,672	84,043,819	0	84,043,819
Homestead Credits									175

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	36,428,205	66,212,965	9,351,897	56,861,068	1,737,253

FY 2016 TIF Revenue Received: 280,184

**TIF Taxing District Data Collection**

Local Government Name: SPENCER (21G180)  
 Urban Renewal Area: SPENCER CONS URBAN RENEWAL (21003)  
 TIF Taxing District Name: SPENCER CITY/SPENCER SCH/SSMID1/UR #1 CONS TIF INCR  
 TIF Taxing District Inc. Number: 21081

TIF Taxing District Base Year:	1994	<b>UR Designation</b>	
FY TIF Revenue First Received:	1992	Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	12/1989

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	72,980	14,195,360	758,990	0	0	15,027,330	0	15,027,330
Taxable	0	40,675	12,775,824	683,091	0	0	13,499,590	0	13,499,590
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	11,011,194	4,016,136	0	4,016,136	138,768

FY 2016 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: SPENCER (21G180)  
 Urban Renewal Area: SPENCER CONS URBAN RENEWAL (21003)  
 TIF Taxing District Name: SPENCER CITY/SPENCER SCH/SSMID2/UR #1 CONS TIF INCR  
 TIF Taxing District Inc. Number: 21082  
 TIF Taxing District Base Year: 1994  
 FY TIF Revenue First Received: 1992  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1989

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	3,108,250	0	0	0	3,108,250	0	3,108,250
Taxable	0	0	2,797,425	0	0	0	2,797,425	0	2,797,425
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	1,600,253	1,507,997	0	1,507,997	49,089

FY 2016 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: SPENCER (21G180)  
 Urban Renewal Area: SPENCER CONS URBAN RENEWAL (21003)  
 TIF Taxing District Name: SPENCER CITY AG/SPENCER SCH/UR#1 CONS TIF INCR  
 TIF Taxing District Inc. Number: 21083  
 TIF Taxing District Base Year: 1994  
 FY TIF Revenue First Received: 1992  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1989

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	2,378,500	0	0	0	0	0	2,378,500	0	2,378,500
Taxable	1,063,239	0	0	0	0	0	1,063,239	0	1,063,239
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	903,709	1,063,239	0	1,063,239	23,971

FY 2016 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: SPENCER (21G180)  
 Urban Renewal Area: SPENCER CONS URBAN RENEWAL (21003)  
 TIF Taxing District Name: SPENCER CITY/SPENCER SCH/S UR #1 CONS TIF INCR  
 TIF Taxing District Inc. Number: 21090  
 TIF Taxing District Base Year: 1999  
 FY TIF Revenue First Received: 2001  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2028

UR Designation	
Slum	No
Blighted	No
Economic Development	03/1999

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	18,893,140	45,747,890	0	0	-85,192	64,555,838	0	64,555,838
Taxable	0	10,529,816	41,173,101	0	0	-85,192	51,617,725	0	51,617,725
Homestead Credits									131

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	19,481,434	45,159,596	10,550,963	34,608,633	1,057,383

FY 2016 TIF Revenue Received: 297,071

**TIF Taxing District Data Collection**

Local Government Name: SPENCER (21G180)  
 Urban Renewal Area: SPENCER CONS URBAN RENEWAL (21003)  
 TIF Taxing District Name: SPENCER CITY AG/SPENCER SCH/S UR #1 CONS TIF INCR  
 TIF Taxing District Inc. Number: 21092  
 TIF Taxing District Base Year: 1999  
 FY TIF Revenue First Received: 2001  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2028

UR Designation	
Slum	No
Blighted	No
Economic Development	03/1999

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	733,020	0	0	0	0	0	733,020	0	733,020
Taxable	327,675	0	0	0	0	0	327,675	0	327,675
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	217,068	327,675	0	327,675	7,388

FY 2016 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: SPENCER (21G180)  
 Urban Renewal Area: SPENCER CONS URBAN RENEWAL (21003)  
 TIF Taxing District Name: SPENCER CITY/SPENCER SCH/N CEN BUS UR #7 CONS TIF INCR  
 TIF Taxing District Inc. Number: 21098  
 TIF Taxing District Base Year: 2004  
 FY TIF Revenue First Received: 2007  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2028

	UR Designation
Slum	No
Blighted	No
Economic Development	08/2005

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	213,200	0	0	0	0	213,200	0	213,200
Taxable	0	118,823	0	0	0	0	118,823	0	118,823
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	965,300	0	0	0	0

FY 2016 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: SPENCER (21G180)  
 Urban Renewal Area: SPENCER CONS URBAN RENEWAL (21003)  
 TIF Taxing District Name: SPENCER CITY/SPENCER SCH/SSMID2/UR#7 CONS TIF INCR  
 TIF Taxing District Inc. Number: 21100  
 TIF Taxing District Base Year: 2004  
 FY TIF Revenue First Received: 2007  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2028

	UR Designation
Slum	No
Blighted	No
Economic Development	08/2005

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	5,633,790	0	0	0	5,633,790	0	5,633,790
Taxable	0	0	5,070,411	0	0	0	5,070,411	0	5,070,411
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	1,396,070	4,237,720	1,993,042	2,244,678	73,070

FY 2016 TIF Revenue Received: 54,983

**TIF Taxing District Data Collection**

Local Government Name: SPENCER (21G180)  
 Urban Renewal Area: SPENCER CONS URBAN RENEWAL (21003)  
 TIF Taxing District Name: SPENCER CITY/SPENCER SCH/S UR #1 CONS TIF INCR/AMENDMENT  
 TIF Taxing District Inc. Number: 21129

		UR Designation
TIF Taxing District Base Year:	2011	Slum No
FY TIF Revenue First Received:		Blighted No
Subject to a Statutory end date?	No	Economic Development No

**TIF Taxing District Value by Class - 1/1/2014 for FY 2016**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	346,830	7,244,090	561,640	0	-1,852	8,150,708	0	8,150,708
Taxable	0	193,300	6,519,681	505,476	0	-1,852	7,216,605	0	7,216,605
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	7,407,320	745,240	0	745,240	22,769

FY 2016 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: SPENCER (21G180)  
 Urban Renewal Area: SPENCER CONS URBAN RENEWAL (21003)  
 TIF Taxing District Name: SPENCER INC/SPENCER COMM/CONS UR #7 TIF INCREM  
 TIF Taxing District Inc. Number: 21133

		UR Designation
TIF Taxing District Base Year:	0	Slum No
FY TIF Revenue First Received:		Blighted No
Subject to a Statutory end date?	No	Economic Development No

**TIF Taxing District Value by Class - 1/1/2014 for FY 2016**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	138,410	0	0	0	-1,852	136,558	0	136,558
Taxable	0	77,141	0	0	0	-1,852	75,289	0	75,289
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	138,410	0	0	0	0

FY 2016 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: SPENCER (21G180)  
 Urban Renewal Area: SPENCER CONS URBAN RENEWAL (21003)  
 TIF Taxing District Name: SPENCER AG/SPENCER COMM/UR#1 CONS 2014 ADDN TIF INCREM  
 TIF Taxing District Inc. Number: 21135

		UR Designation
TIF Taxing District Base Year:	0	Slum No
FY TIF Revenue First Received:		Blighted No
Subject to a Statutory end date?	No	Economic Development No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	24,930	0	0	0	0	0	24,930	0	24,930
Taxable	11,145	0	0	0	0	0	11,145	0	11,145
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	31,570	0	0	0	0

FY 2016 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: SPENCER (21G180)  
 Urban Renewal Area: SPENCER CONS URBAN RENEWAL (21003)  
 TIF Taxing District Name: SPENCER INC/SPENCER COMM/UR1 TIF3 CONS INCREM  
 TIF Taxing District Inc. Number: 21137

		UR Designation
TIF Taxing District Base Year:	2014	Slum No
FY TIF Revenue First Received:		Blighted No
Subject to a Statutory end date?	No	Economic Development No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	821,050	0	0	0	821,050	0	821,050
Taxable	0	0	738,945	0	0	0	738,945	0	738,945
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	591,010	230,040	0	230,040	7,028

FY 2016 TIF Revenue Received: 0

**Urban Renewal Area Data Collection**

Local Government Name: SPENCER (21G180)  
 Urban Renewal Area: SPENCER FAIRVIEW URBAN RENEWAL  
 UR Area Number: 21007  
 UR Area Creation Date: 04/2000

The purpose of the district is economic development related to housing. For more details, please refer to the attached plan document above. In 2013, the City received permission from the other taxing entities to extend the district to 2022.

UR Area Purpose:

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
SPENCER CITY/SPENCER SCH/FAIRVIEW UR #1 TIF INCR	21093	21094	964,190

**Urban Renewal Area Value by Class - 1/1/2014 for FY 2016**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,746,610	0	0	0	-9,260	1,737,350	0	1,737,350
Taxable	0	973,450	0	0	0	-9,260	964,190	0	964,190
Homestead Credits									14

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:** **724** **0** **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue:	29,506
TIF Sp. Revenue Fund Interest:	132
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>29,638</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	28,791
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>28,791</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:** **1,571** **0** **Amount of 06-30-2016 Cash Balance Restricted for LMI**

## Projects For SPENCER FAIRVIEW URBAN RENEWAL

### Fairview Improvements

Description:	Extension of sewer, cul-de-sacs
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For SPENCER FAIRVIEW URBAN RENEWAL

### CI - Reserve Fund Repayment

Debt/Obligation Type:	Internal Loans
Principal:	105,955
Interest:	0
Total:	105,955
Annual Appropriation?:	No
Date Incurred:	04/03/2006
FY of Last Payment:	2020

## Non-Rebates For SPENCER FAIRVIEW URBAN RENEWAL

TIF Expenditure Amount:	28,791
Tied To Debt:	CI - Reserve Fund Repayment
Tied To Project:	Fairview Improvements

**TIF Taxing District Data Collection**

Local Government Name: SPENCER (21G180)  
 Urban Renewal Area: SPENCER FAIRVIEW URBAN RENEWAL (21007)  
 TIF Taxing District Name: SPENCER CITY/SPENCER SCH/FAIRVIEW UR #1 TIF INCR  
 TIF Taxing District Inc. Number: 21094  
 TIF Taxing District Base Year: 1999  
 FY TIF Revenue First Received: 2007  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2017

	UR Designation
Slum	No
Blighted	No
Economic Development	04/2000

**TIF Taxing District Value by Class - 1/1/2014 for FY 2016**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,746,610	0	0	0	-9,260	1,737,350	0	1,737,350
Taxable	0	973,450	0	0	0	-9,260	964,190	0	964,190
Homestead Credits									14

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	8,190	964,190	964,190	0	0

FY 2016 TIF Revenue Received: 29,506

**Urban Renewal Area Data Collection**

Local Government Name: SPENCER (21G180)  
 Urban Renewal Area: SPENCER DEERFIELD PARK #8 URBAN RENEWAL  
 UR Area Number: 21010  
 UR Area Creation Date: 11/2005

The purpose of the district is economic development related to housing. For more details, please refer to the attached plan document above. In 2013, the City received permission of the taxing entities to extend district to 2022.

UR Area Purpose:

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
SPENCER CITY/SPENCER SCH/DEERFIELD PK UR #8 TIF INCR	21101	21102	853,966
SPENCER CITY AG/SPENCER SCH/DEERFIELD PK UR #8 TIF INCR	21103	21104	0

**Urban Renewal Area Value by Class - 1/1/2014 for FY 2016**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	5,680	30,459,060	888,750	0	0	-27,780	31,325,710	0	31,325,710
Taxable	2,539	16,975,914	799,875	0	0	-27,780	17,750,548	0	17,750,548
Homestead Credits									101

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:** **5,095** **0** **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue:	25,500
TIF Sp. Revenue Fund Interest:	114
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>25,614</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	26,750
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>26,750</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:** **3,959** **0** **Amount of 06-30-2016 Cash Balance Restricted for LMI**

## Projects For SPENCER DEERFIELD PARK #8 URBAN RENEWAL

### Deerfield Park Street Improvements

Description:	Street Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Deerfield Park Improvements

Description:	Playground Equipment Improvements Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For SPENCER DEERFIELD PARK #8 URBAN RENEWAL

### 2013 Refunding

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	50,000
Interest:	750
Total:	50,750
Annual Appropriation?:	No
Date Incurred:	05/22/2013
FY of Last Payment:	2017

### 2013 Refunding

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	125,000
Interest:	7,838
Total:	132,838
Annual Appropriation?:	No
Date Incurred:	05/22/2013
FY of Last Payment:	2022

## Non-Rebates For SPENCER DEERFIELD PARK #8 URBAN RENEWAL

TIF Expenditure Amount:	25,250
Tied To Debt:	2013 Refunding
Tied To Project:	Deerfield Park Street Improvements

TIF Expenditure Amount:	1,500
Tied To Debt:	2013 Refunding
Tied To Project:	Deerfield Park Improvements

**TIF Taxing District Data Collection**

Local Government Name: SPENCER (21G180)  
 Urban Renewal Area: SPENCER DEERFIELD PARK #8 URBAN RENEWAL (21010)  
 TIF Taxing District Name: SPENCER CITY/SPENCER SCH/DEERFIELD PK UR #8 TIF INCR  
 TIF Taxing District Inc. Number: 21102  
 TIF Taxing District Base Year: 2004  
 FY TIF Revenue First Received: 2007  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2017

	UR Designation
Slum	No
Blighted	No
Economic Development	11/2005

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	30,459,060	888,750	0	0	-27,780	31,320,030	0	31,320,030
Taxable	0	16,975,914	799,875	0	0	-27,780	17,748,009	0	17,748,009
Homestead Credits									101

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	9,486,010	17,748,009	853,966	16,894,043	516,157

FY 2016 TIF Revenue Received: 25,500

**TIF Taxing District Data Collection**

Local Government Name: SPENCER (21G180)  
 Urban Renewal Area: SPENCER DEERFIELD PARK #8 URBAN RENEWAL (21010)  
 TIF Taxing District Name: SPENCER CITY AG/SPENCER SCH/DEERFIELD PK UR #8 TIF INCR  
 TIF Taxing District Inc. Number: 21104  
 TIF Taxing District Base Year: 2004  
 FY TIF Revenue First Received: 2007  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2017

	UR Designation
Slum	No
Blighted	No
Economic Development	11/2005

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	5,680	0	0	0	0	0	5,680	0	5,680
Taxable	2,539	0	0	0	0	0	2,539	0	2,539
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	28,390	0	0	0	0

FY 2016 TIF Revenue Received: 0



**TIF Taxing District Data Collection**

Local Government Name: SPENCER (21G180)  
 Urban Renewal Area: SPENCER E 4TH ST #9 URBAN RENEWAL (21011)  
 TIF Taxing District Name: SPENCER CITY/SPENCER SCH/E 4TH ST UR #9 INCR  
 TIF Taxing District Inc. Number: 21127  
 TIF Taxing District Base Year: 2009  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	609,270	0	0	0	0

FY 2016 TIF Revenue Received: 0